

12. Assignment: This Conservation Easement is transferable by Grantor or Grantee, but Grantee may assign its rights and obligations hereunder only to an organization or entity that is qualified to hold conservation easements under Ohio law, and any applicable federal tax law, at the time of transfer, provided that such transfer is approved by Grantor which approval will not be unreasonably withheld or delayed.
- a. Requirements: As a condition of such transfer, the Grantee and Grantor shall require that the conservation purposes that this grant is intended to advance continue to be carried out.
13. Liberal Construction: This Conservation Easement shall be liberally construed in favor of maintaining the conservation values of the Conservation Easement Area. The section headings and subheadings identified herein are for reference purposes only and shall not be used to interpret the meaning of any provision hereof.
14. Notices: For purposes of this Conservation Easement, notices may be provided to the parties, by personal delivery or by mailing a written notice to that party by first class mail, postage prepaid. Delivery will be complete upon depositing the properly addressed notice with the U. S. Postal Service.
- The notice shall be served to the Grantor at:
 American Energy Corporation
 Attn. President
 43521 Mayhugh Hill Road
 Beallsville, Ohio 43716
- The notice shall be served to the Grantee at:
 Ohio Stream Preservation, Inc.
 P.O. Box 23835
 Chagrin Falls, Ohio 44023-0835
- with a copy to its attorney at:
 Reddy, Grau and Meek
 Attn. Mr. David Meek
 5306 Transportation Blvd.
 Garfield Heights, Ohio 44125
15. Severability: If any portion of this Conservation Easement is determined to be invalid or unenforceable, the remaining provisions of this agreement will remain in full force and effect.
16. Subsequent Transfers: This Conservation Easement shall be a covenant running with the land and shall constitute a burden on the Conservation Easement Area and shall run to the benefit of the parties hereto and their successors in interest. All subsequent owners of the Conservation Easement Area shall be bound to all provisions of this Conservation Easement to the same extent as the current parties. Grantor further agrees to provide written notice to the Grantee of the transfer of any interest at least thirty (30) days prior to the effective date of such transfer.